

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 72 BASSETT STREET, Land Disposition of Sliver Lot (Robinson & Bailey).
REPORT: 1434-14
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Jason Robinson & Carol Bailey
Disposition Price: \$1.00
Site: 5,880 sq.ft.
Zone: RM-2
Use: Driveway & Garage
Financing: Not Provided
Subsidy: None
City Lead: Velma George
Agency: Livable City Initiative
Phone: 946-8562

BACKGROUND

The City acquired Reuse Parcel TF-287-0488-00800 through tax foreclosure and proposes to sell it to Jason Robinson & Carol Bailey for driveway and garage use. The other abutter did not show interest in purchasing half the lot, therefore it will be disposed to these applicants.

The subject parcel is located on a residential street between Newhall and Butler Streets in the Newhallville neighborhood.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-287-0488-00800 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 21, 2009 PAD meeting and was approved without conditions.


The subject parcel is flat and clear of debris. Although the overall square footage of the lot exceeds the minimum for the zone, the average lot width is less than required. Therefore it is a nonconforming lot. The purchasers live at 84 Bassett Street, a narrow lot, as are most on this block. The disposition of this property gives the buyers enough room to have a driveway of reasonable width plus room to construct a garage.

ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Notice to Land Records at time of closing.

ADOPTED: November 18, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director